133.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,153,200 / 1,153,200
					USE VALUE:	1,153,200 / 1,153,200
					ASSESSED:	1,153,200 / 1,153,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMSON ALEXANDER & ANNE
Owner 2:	
Owner 3:	
Street 1:	45 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STRACCIA ELLA G/LIFE ESTATE -
Owner 2:	STRACCIA FRANK J & JOSEPH R -
Street 1:	45 LOCKELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 2780 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8382.000	548,900		604,300	1,153,200
Total Card	0.192	548,900		604,300	1,153,200
Total Parcel	0.192	548,900		604,300	1,153,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.82 /Parcel: 414.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85482

GIS Ref

GIS Ref

Insp Date 07/26/16

!10367!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	548,900	0	8,382.	604,300	1,153,200		Year end	12/23/2021
2021	101	FV	533,200	0	8,382.	604,300	1,137,500		Year End Roll	12/10/2020
2020	101	FV	533,200	0	8,382.	604,300	1,137,500	1,137,500	Year End Roll	12/18/2019
2019	101	FV	387,500	0	8,382.	637,900	1,025,400	1,025,400	Year End Roll	1/3/2019
2018	101	FV	387,500	0	8,382.	470,000	857,500	857,500	Year End Roll	12/20/2017
2017	101	FV	387,500	0	8,382.	449,900	837,400	837,400	Year End Roll	1/3/2017
2016	101	FV	327,000	0	8,382.	416,300	743,300	743,300	Year End	1/4/2016
2015	101	FV	264,300	0	8,382.	349,200	613,500	613,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:35:05

LAST REV

Date	Time
05/05/17	08:34:27
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10367

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRACCIA ELLA G	1408-83		12/1/2011	Change>Sale	569,000	No	No		
STRACCIA ELLA G	1107-13		2/2/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	85482
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2015	1440	Inter Fi	43,000		9/29/2015			Interior finish of
9/2/2015	1256	Dormers	60,420		9/2/2015			Add a 3rd floor do
5/26/2015	563	Redo Kit	42,200					
11/7/2014	1511	Add Bath	35,000					Add bathroom to ex
5/4/2012	576	New Wind	17,846					REPL 4 BMT WINDOWS
1/10/2012	33	New Wind	17,572					replace 34 windows
5/22/2008	501	Re-Roof	5,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2016	Meas/Inspect	DGM	D Mann
7/26/2016	Permit Visit	DGM	D Mann
6/4/2015	Permit Insp	PC	PHIL C
7/3/2012	Left Notice	JBS	JOHN S
6/20/2012	Info Fm Prmt	BR	B Rossignol
2/28/2012	MLS	EMK	Ellen K
2/9/2009	Meas/Inspect	372	PATRIOT
12/2/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8382		Sq. Ft.	Site		0	90.	0.80	10									604,311						604,300	

Total AC/HA:	0.19242	Total SF/SM:	8382	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	604,311	Spl Credit		Total:	604,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02769780
Const Adj.:	0.98990101
Adj $ / SQ:	132.251
Other Features:	137500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615399
Depreciation:	66463
Depreciated Total:	548936

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	9	4	

Totals		
0		

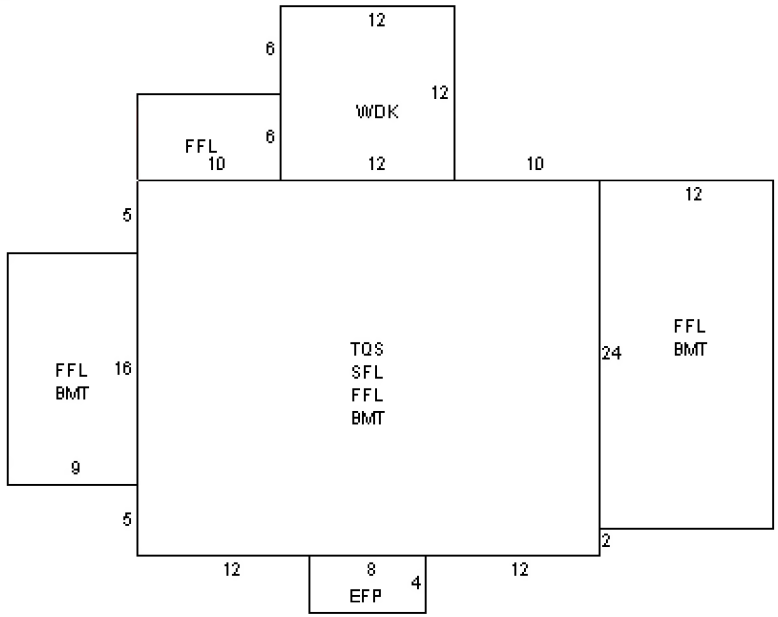
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	145.48
Special Features:	0	Val/Su Net:	130.07
Final Total:	548900	Val/Su SzAd	197.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,324	132.250	175,101
BMT	Basement	1,264	39.680	50,150
SFL	Second Floor	832	132.250	110,033
TQS	3/4 Story	624	132.250	82,525
WDK	Deck	144	12.810	1,845
EFP	Enclos Porch	32	71.870	2,300

Net Sketched Area: 4,220 | Total: 421,954

Size Ad 2780 | Gross Area 4428 | FinArea 2780

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

133.0-0005-0003.0

IMAGE

AssessPro Patriot Properties, Inc